22764

Davidson County DEEDWARR
Recvd: 08/08/05 10:31 2 pgs
Fees:13.00 Taxes:758.50
20050808-0093107

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Sonja E. Cease
Affiant

Subscribed and sworn to before me, this 28th day of July, 2005.

Notary Public
My commission expires: 11/24/07

07-0507-82181

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey P. Cease 840 Aimes Court Nashville TN 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	126-15-0-A-159.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott A. Carter, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey P. Cease and wife, Sonja E. Cease,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 145, on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, Pages 758-759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Carter, married, by deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., dated May 19, 1999, of record in Book 11489, Page 351, Register's Office for Davidson County, Tennessee.

Dana Carter, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 840 Aimes Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of July, 2005.

Scott A. Carter

Dana Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott A. Carter and Dana Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of July, 2005.

State of Tennessee at Large

My Commission expires 5/24/2008

